



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, OCTOBER 14, 2015, 7:00 PM

PRESENT: Chairman - Sean Kelly, Vice Chairman - Chris Todd, Stanislav Moline, Alternate-Stefanie Cunningham and Alternate-Francie Berger

ABSENT: Gilbert Gamboa, David Hurley, and Alternate-Donna Resutek

STAFF

PRESENT: Lisa Houlihan, Town Planner

I. CALL TO ORDER:

Chairman Kelly called the Economic Development Commission meeting to order at 7:01 p.m.

II. PUBLIC COMMENTS: NONE

III. ACTIVE BUSINESS:

BY CONSENSUS, THE COMMISSION ADDED TO THE AGENDA DISCUSSION REGARDING THE POTENTIAL SALE OF 6 NUTMEG DRIVE TO THE TOWN OF ELLINGTON FOR A SATELLITE FIREHOUSE AND THE TERMS OF THE TAX ABATEMENT GRANTED TO SKIP'S ON AUGUST 3, 2009.

1. Discussion Regarding Future Business Event

Lisa Houlihan, Town Planner, announced The Connecticut Economic Resource Center (CERC) workshop will be held on January 13, 2016, stating the Town of Tolland will also be in attendance. Ms. Houlihan pointed out CERC would like 20 attendees, pointing out she will extend the invite to both the town's Board of Selectmen and Board of Finance, and the event is open to the public as well.

BY CONSENSUS, THE COMMISSION TABLED THE DISCUSSION UNTIL AFTER THE CONNECTICUT ECONOMIC RESOURCE CENTER (CERC) TRAINING ON JANUARY 13, 2016.

2. Report: Tolland County Chamber of Commerce

Ms. Houlihan discussed how the Annual Chamber Meeting, held on October 7, 2015, at A Villa Louisa in Bolton went noting, it was very well attended. She also added the same night was the 2015 Chamber's Annual Awards Program, stating Cold Creek Brewery, LLC, won for best new business, The Barn Yard, won for beautification and Dymotek

Corporation, won for economic development noting due to growth they have opened a second facility in Somers.

Discussion ensued.

MOVED (TODD), SECONDED (CUNNINGHAM) AND PASSED UNANIMOUSLY TO APPROVE TOLLAND COUNTY CHAMBER OF COMMERCE DUES FOR \$320.00 FOR THE PERIOD OF OCTOBER 2015 TO SEPTEMBER 2016.

BY CONSENSUS, THE COMMISSION AGREED TO GO OUT OF AGENDA ORDER TO DISCUSS ITEM #2, CORRESPONDENCE UNDER ADMINISTRATIVE BUSINESS.

Correspondence:

- a. Memo from Town Planner Houlihan Regarding Potential Regulation Amendments to allow Brew Pubs in Industrial Zones.

Jamie Boucher, owner, Cold Creek Brewery, LLC was present for the discussion and thanked Ms. Houlihan for her nomination to Tolland County Chamber of Commerce for best new business.

The Commission congratulated Mr. Boucher on receiving the award for best new business.

Ms. Houlihan reviewed the intent of the regulation amendment, drawing attention to how Ellington does not have a definition within the regulations regarding brew pubs, pointing out the closest to that definition is tavern. She also suggested expanding the regulation to allow food.

Mr. Boucher questioned the possibility of a food truck in an Industrial Zone. Ms. Houlihan reviewed the history food trucks in the Town of Ellington.

Discussion ensued.

Mr. Boucher pointed out that food is not critical for his business and suggested possibly selling pre-packaged foods noting he does not want to be a restaurant. Ms. Houlihan impressed upon the Commission how prepackaged foods would require a less extensive review by the North Central District Health Department and stated Mr. Boucher could possibly modify his special permit.

The Commission discussed how pre-packaged foods differ from production of food at a facility and whether to keep the regulation, as written, to allow the Planning & Zoning Commission (PZC) authority through special permit, the decision regarding food provided.

Ms. Houlihan referred to the entertainment portion of Mr. Boucher's request. The Commission discussed what constitutes entertainment and if it should be a separate request to the PZC.

Ms. Houlihan asked Mr. Boucher if the wording for the amendment was what he had in mind or if he wanted to add anything. Mr. Boucher suggested adding a request for both

food and entertainment to the amendment and let the PZC decide if it should be a separate amendment.

Discussion ensued.

MOVED (BERGER), SECONDED (TODD) AND PASSED UNANIMOUSLY TO SUPPORT AMENDING SECTION 4.1 OF THE ELLINGTON ZONING REGULATIONS TO CONSIDER ALLOWING BREW PUBS BY SPECIAL EXCEPTION AND AMENDING SECTION 10.2 OF THE ELLINGTON ZONING REGULATIONS ADDING DEFINITIONS FOR BREWERY AND BREW PUBS AS AMENDED WITH ENTERTAINMENT.

3. Report: Agricultural Initiatives

Ms. Houlihan stated the Bahler Farm is awaiting a closing date and final paperwork and will close by the end of the year and the Pitney Farm was accepted into the Community Farms Preservation and an offer was extended to the owner to decide. She stated there is new interest in the Luginbuhl/Hoffman properties on the West side of Jobs Hill Road and they have submitted to the Department of Agriculture for preservation, they are currently doing soil testing on the property.

NO MOTIONS OR DECISIONS

4. Report: Business Directory/Business Surveys and Site Visits

Chairman Kelly stated he was in touch with the High School to discuss asking assistance from the students to promote GoLocal and will be in touch with the principal to discuss the project and report back to the Commission.

Ms. Houlihan noted activity on the GoLocal site has been up and attributes that to word of mouth. She stated she will place same the ad in the winter edition of the Ellington Connection.

Ms. Houlihan stated the Planning Department will work with the Clerk's Office to obtain the last 2 years of trade names and query names of home occupation applicants to send our GoLocal flyer along with, requesting staff make awareness statements to the public when in the office.

Commissioner Todd suggested advertising in the paper the 3 Ellington businesses awarded awards at the Tolland County Chamber Annual Awards Program.

Chairman Kelly pointed out the three businesses awarded have worked closely with the Economic Development Commission and hopes to spike even more interest in the program with the upcoming advertisement.

The Commission discussed where to advertise and what to say on behalf of the businesses. It was decided to have Ms. Houlihan write something up for their review and place an ad in the newspaper.

NO MOTIONS OR DECISIONS

5. Report: Tax Incentive Programs

Chairman Kelly updated the Commission on where Skip's Septic stands with its tax abatement and the possible purchase of 6 Nutmeg Drive as a satellite space for the Fire Department.

The Commission discussed how to protect the integrity of the granted abatement and steps to proceed with getting reimbursement to the town.

Ms. Houlihan provided the Commission with a draft motion to discuss and review.

Discussion ensued.

MOVED (TODD), SECONDED (CUNNINGHAM) AND PASSED UNANIMOUSLY TO ADOPT THE FOLLOWING RESOLUTIONS:

RESOLVED: TO FIND THE TERMS OF AGREEMENT FOR PROPERTY TAX ABATEMENT EXECUTED ON AUGUST 3, 2009, BETWEEN THE TOWN OF ELLINGTON AND SKIP'S UNFULFILLED.

FURTHER RESOLVED: TO FIND THE PURCHASE OF 6 NUTMEG DRIVE FOR THE PURPOSE OF A TOWN SATELLITE FIREHOUSE CONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT. AND, RECOMMEND TO THE BOARD OF SELECTMEN THAT THE TERMS OF AGREEMENT BE HONORED AND THE TOWN REIMBURSED IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT BACK TO THE DATE OF INITIAL PURCHASE AGREEMENT FOR ALL TAX RELIEF PROVIDED TO SKIP'S AND FOR SAID REIMBURSEMENT TO BE MEMORIALIZED AS A SEPARATE AND DISTINCT TRANSACTION ON OFFICIAL CLOSING DISCLOSURES CONVEYING SAID PROPERTY FROM SKIP'S TO THE TOWN OF ELLINGTON.

6. Report: Current Economic Activity

Ms. Houlihan provided a hand out and stated she was approached by the Grailia Group, a Massachusetts Company, regarding an Elderly Assisted Living facility possibly located at 123 West Road. Ms. Houlihan stated there is no current use in our regulations for this type of facility and noted she is working with the representatives from the Grailia Group to amend the regulations. She stated there has been positive feedback from town staff regarding the use.

Discussion ensued.

NO MOTIONS OR DECISIONS

IV. ADMINISTRATIVE BUSINESS:

- a. Approval of the September 9, 2015, meeting minutes.

MOVED (MOLINE), SECONDED (BERGER) AND PASSED UNANIMOUSLY TO APPROVE THE SEPTEMBER 9, 2015, AS WRITTEN.

V. ADJOURNMENT:

**MOVED (MOLINE), SECONDED (CUNNINGHAM) AND PASSED UNANIMOUSLY TO
ADJOURN THE ECONOMIC DEVELOPMENT COMMISSION MEETING AT 8:32 P.M.**

Respectfully submitted:

A handwritten signature in blue ink, appearing to read "Kristin Michaud". The signature is fluid and cursive, with the first name "Kristin" and last name "Michaud" clearly distinguishable.

Kristin Michaud
Recording Secretary